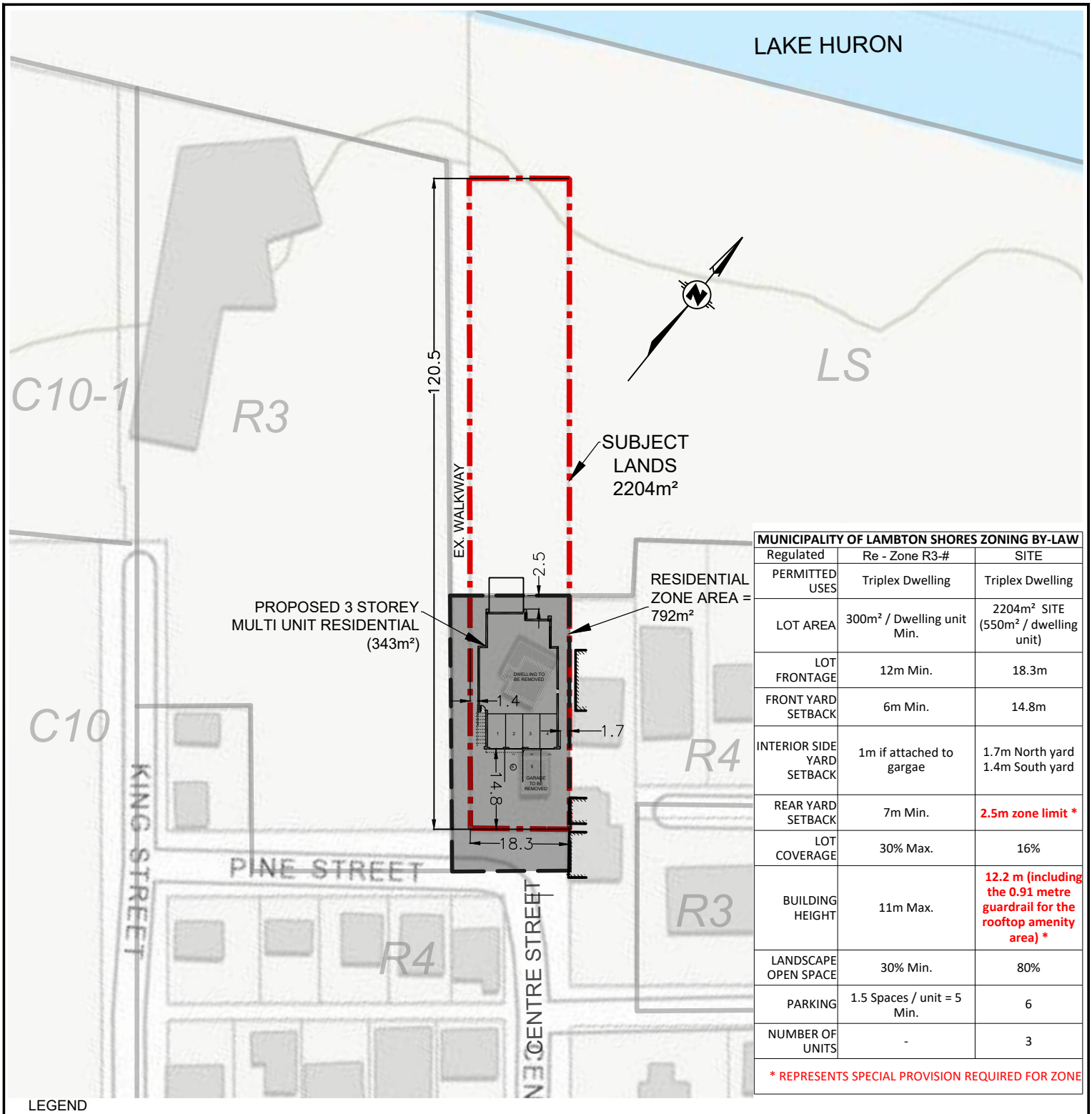

MUNICIPALITY OF LAMBTON SHORES ZONING BY-LAW		
Regulated	Re - Zone R3-#	SITE
PERMITTED USES	Triplex Dwelling	Triplex Dwelling
LOT AREA	300m² / Dwelling unit Min.	2204m² SITE (550m² / dwelling unit)
LOT FRONTAGE	12m Min.	18.3m
FRONT YARD SETBACK	6m Min.	14.8m
INTERIOR SIDE YARD SETBACK	1m if attached to gargae	1.7m North yard 1.4m South yard
REAR YARD SETBACK	7m Min.	**2.5m zone limit ***
LOT COVERAGE	30% Max.	16%
BUILDING HEIGHT	11m Max.	**12.2 m (including the 0.91 metre guardrail for the rooftop amenity area) ***
LANDSCAPE OPEN SPACE	30% Min.	80%
PARKING	1.5 Spaces / unit = 5 Min.	6
NUMBER OF UNITS	-	3
* REPRESENTS SPECIAL PROVISION REQUIRED FOR ZONE		

LEGEND

SUBJECT LANDS

EXISTING ZONE LIMITS

REZONE FROM 'RESIDENTIAL FOUR' (R4) TO 'RESIDENTIAL THREE - # (R3-#)

Monteith+Brown planning consultants

PROPOSED ZONING BY-LAW AMENDMENT SKETCH

17 Pine Street, Grand Bend

MFL PROPERTIES

DRAWN BY:	CHECKED BY:	PROJECT No. :
BS	HS	21-1200
DESIGNED BY:	APPROVED BY:	FIGURE No.
BS	JMC	1
SCALE: 1:1,000 (8.5x11) 0 3 6 9m	DATE: Nov 11, 2021	